

**SPRINGFIELD COMMUNITY PRESERVATION  
FULL APPLICATION COVER SHEET**

**I. PROJECT INFORMATION**

CPA program area - check all that apply:

☐ community housing      ☒ historic preservation      ☐ open space      ☐ recreation

Project/Program Title: **Historic Renovations of 2612 Main Street, Springfield**

Brief Project/Program Summary:

The CPA funds are being applied for the purposes of Historic Preservation of 2612-2616 Main St, Springfield MA. The funds will be used towards the preservation of 2612-2616 Main as well conservation of exterior features of

estimated start date: 9/21

estimated completion date: 8/23

**II. APPLICANT INFORMATION**

Type of Applicant - check one:

☐ City of Springfield      ☐ Non-Profit Organization      ☒ For-Profit Business      ☐ Individual

Name of Organization: **Anthony Witman and Jacob Hannoush**

Name of Contact Person: **Anthony Witman**

Mailing Address: **121 Main Street**

Mailing City/State/Zip: **Holyoke MA 01040**

Phone: **(413)-776-5264**

Fax: **413-930-2765**

Email: **Tony@witmanproperties.com, jacob@cigcon.com**

Website: **www.witmanproperties.com**

**III. BUDGET SUMMARY**

Estimated Project Budget: **\$3,557,803**

CPA Funding Request: **\$250,000**

Will you be seeking multi-year funding      ☐ Yes      ☒ No

CPA Request as Percentage of Total Project/Program Budget: **7%**

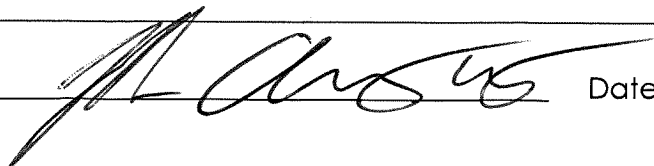
List Other Secured Funding Sources:

**Developer Equity**

List Other Prospective Funding Sources:

**State and Federal Historic Tax Credits, State HDIP tax Credit, Bank Financing**

Applicant Signature: \_\_\_\_\_



Date Submitted: 4/1/21 4/1/21

## **General Information**

### **A: All Categories that Involve Properties**

- 1) Provide the Parcel ID Number

2612-2612 Main Street, Springfield MA  
Parcel ID# 081300249

- 2) Does the Applicant own the property?

No. The applicants have been selected by the City of Springfield as the preferred developer of the property and do not own it as of yet. The letter of designation is included in Attachment H.

- 3) If the applicant does not own the property, attach a purchase and sale agreement?

Attached is a copy of the letter from the City of Springfield designating the applicants as the preferred developers.

### **B. Community Based Housing Questions**

Not Applicable

### **C: Historic Preservation Questions**

- 1) What steps will be taken to ensure that the work complies with the secretaries standards?

Answer: The property is located in a historic district and the feasibility of the entire project hinges on the award of State and Federal Historic Tax Credits. To ensure compliance with the Secretary of Interiors standards the services of historic tax credit consultants will be engaged at all stages of the project. We have also reviewed the Secretary of Interior's standards and published guidelines and will conduct pertinent aspects of the renovations in light of these standards.

- 2) What is the age of the property?

Answer: The property was constructed in 1907.

- 3) Will the owner agree to a preservation restriction or local historic preservation?

Answer: Yes, the property is already listed in the Massachusetts registry of historic buildings and in the Memorial Square Historic District which is listed in the National Registry of Historic Places. It is the intention of the developers to restore the historic features of the building and preserve them on an ongoing basis.

#### **D. Open Space and Recreation Questions**

Not Applicable

## **II. Narrative**

### **A. Project Summary**

The project involves the Historic Renovation of the 12 Unit apartment building at 2612-2616 Main St in Springfield MA known as "La Marquise". The once grand and iconic building has been abandoned for years becoming a blight to the neighborhood and City. The property is currently owned by the City of Springfield and is in very poor condition with heavy fire and water damage. It's demolition would result in the loss of one of few remaining historic buildings in the local vicinity. The costs for it's renovation is not financially viable through private investment alone.

Witman and Hannoush believe that the renovations of the building can be done by utilizing a combination of Local TIFF, State and Federal Historic Tax credits, HDIP Tax Credits and CPA grant. The plan includes the historic renovation of the property rehabilitating it's 12 large apartments. The level of renovations will be akin to new construction with structural repairs and replacement of all mechanical systems including sprinklers, alarms, wiring, plumbing and energy efficient heating. Cosmetics will be done to produce a high level of finishes to preserve the historic feel and merits of the building.

The total budget is projected to be \$3,557,000 with an estimated "as complete" property value of \$1,361,000. With this large funding gap renovations are not economically viable without multiple subsidies. Witman and Hannoush believe that with the full application of all available subsidies the project will be viable and can move forward.

The project qualifies for CPA funds as a Historic Preservation Project and we ask for it's consideration as such because without access to all possible sources of funding this redevelopment might not be possible.

## **B) Proposal Description**

### **1) Describe the proposal and how it will benefit Springfield.**

The CPC funds are being applied for the purposes of Historic Preservation of 2612 Main St. The funds will help fill a significant funding gap, specifically allocated towards the immediate stabilization of the building and to highly visible exterior improvements.

The building is in immediate need of roof replacement to stop the ongoing deterioration from water damage. The remaining funds would be used for exterior features including replacing windows, restoring brickwork/ entrances, repairing the cornice, and adding lighting.

The project itself will have an immediate multifaceted impact consistent with the mission of the CPA. A historic building will be saved from its fate with a wrecking ball. A blight will be removed from the neighborhood and new units of moderate income housing will be created. All of these things will collectively increase property values in vicinity of the project and increase neighborhood stability in accordance with the 2020 Springfield Community Preservation Plan.

The building is also currently owned by the city, continually incurring routine maintenance costs as well as the ongoing resources of the SPD and SFD to respond to break-ins and vandalization. The successful redevelopment will add it back onto the City's tax roster generating income for Springfield, opposed to the current burden it is on the city and it's taxpayers.

### **2) Identify what CPA criteria this proposal achieves and how they are accomplished?**

The primary CPA criteria accomplished through this project is the preservation of an historic building. The 2020 Springfield Community Preservation Plan describes in detail the massive loss of historic properties in Springfield due to the 2011 tornado and the ongoing loss due to disaster, redevelopment, neglect and deterioration. It also references the specific use of CPA funds to help fill funding gaps when the restoration of this type of property is otherwise economically unviable. This building is in dire need of all available funding resources necessary to facilitate its rehabilitation and meets the CPA's requirements for preservation.

Secondly, the CPC recognizes the importance of managing and increasing owner-occupancy and neighborhood stability within Springfield. The 2020 SSCP makes reference to the correlation between strong neighborhoods and increased capital investment in local real estate. It describes the need for investment "beyond the value of the property" itself. The SSCP highlights the impact of vacant units on community stability, suggesting to focus on three areas of housing investment of which property preservation is one. This project is a quintessential example of the need for, and value



of, subsidized renovation projects. In this case the award of the CPA (and other incentives) will allow for investments in capital improvements far beyond the value of this property. The impact of those investments reaches far beyond the property itself and well into the roots of the community multiplying the benefits of the expenditure.

**3) Describe the need that this proposal will address?**

The funds requested in this proposal will help cover a very important funding gap in the project enabling the developers to confidently move forward with the overall redevelopment plan. The funds will be specifically allocated to exterior improvements which will be primarily visible to the public from Main St. and Rt 91, as well as a new roof to immediately stop the ongoing water damage and stabilize the property.

**4) What is the expected outcome of this proposal?**

We expect that with the CPA funding, in addition to the other funding sources sought, this historic rehabilitation of La Marquise will successfully be carried through to completion. The final result will be a highly visible, notable historic building with modern amenities including efficient heating, safety and security features. The building will also transform the appearance of the corner of Main and Arch St making Main St as a whole safer and something much more beautiful than it is today. Local property values and neighbourhood appeal will increase stimulating home-ownership leading to further investment in the area.

Based on the projected rents the targeted income demographic will fall into the category of 'moderate income' housing units as described in the the 2020 Springfield CPP plan. The plan references the need for this facet of community based housing which helps retain local area residents in their current neighborhoods as they increase their socio-economic status as opposed to those residents seeking better housing by moving into areas outside their community.

**C. Feasibility and Sustainability**

**1) What other funding sources have been pursued?**

The "Sources and Uses" table presented in the budget section of this proposal outlines the other funding sources sought which includes State and Federal Historic Tax Credits, HDIP tax credits, local Tiff and funding from the CPA. Also included are developer equity contributions and private bank financing.

**2) Once the proposal is complete how will it be sustained and maintained?**

The ongoing management and maintenance of the property will be handled by Witman Properties Inc which is a local property management company owned by Anthony Witman. The property will be maintained with a high level of care including grounds maintenance, security and historic preservation.

**3) Is there an operating pro-forma for when the proposal is complete and what is the basis?**

Yes, there is an operating pro-forma is provided in the budget section of this proposal. The pro-forma is based on our experience and includes projections of the rental income generated by the property and projected annual expenses.

**D. Applicant Experience**

**1) What similar projects/programs has the applicant successfully completed?**

A similar project recently completed by Anthony Witman and Witman Properties Inc includes the renovation of 5-7-9 Hampshire St in Holyoke. 'Hampshire Row' is a 9 unit apartment building approximately 11,000 sqft of living space. Formerly abandoned, Witman Properties performed a complete rehabilitation of the property. Similar to the proposed project at 2612 Main St the building received a new roof, sprinkler system, alarm system, doors, windows, electrical, plumbing, central air conditioning and mechanical systems. The project is now complete with units being rented primarily to moderate income renters. Photos of the project are presented in Appendix A.

Witman is also in the process of renovating the former Hotel Jess located at 335 Dwight St in Holyoke MA. 335 Dwight St is a vacant building approximately 7800 sq ft. This project includes the historic renovation of the building including constructing 8 residential units on the 2nd and 3rd floors and building out restaurant space on the ground level. The project is at the tail end of the pre-development stage and has received approval of State historic tax credits and Local TIFF. Some construction has begun including new roof and windows to stabilize the building during the pre-development phase. Construction is expected to commence within the next month and take approximately two years to complete. The construction budget is approximately \$2,500,000 and utilizes the same ensemble of tax credit resources projected for 2612 Main St.

Jacob Hannoush manages Cedar Construction and the Cedar Investment Groups. He has successfully acquired then renovated over 100 single and multi-family homes throughout the greater Springfield area in the past 3 years.

## **2) Describe the professional experience of the applicant and project team?**

Both Anthony Witman and Jacob Hannoush are experienced property managers as well as construction managers. Witman has been in the property management business since 2005, conducting his management and construction activities through his principle business Witman Properties Inc

Witman started purchasing and managing rental properties in the Pioneer Valley in 2005. As the company slowly grew, Witman Properties was incorporated in 2008. With over 15 years of experience Witman has successfully managed all varieties of residential rental properties. To date Witman Properties Inc manages approximately 950 residential units and Anthony Witman owns approximately 40 structures ranging from single family homes, multi-family residential and commercial properties. With a team of about 35 employees Witman Properties provides full service to the rental homes they manage including groundskeeping, routine maintenance, emergency repairs and construction services.

Since 2010 Witman Properties Inc has actively engaged in renovating vacant and blighted properties as a receiver for the Western Division Housing Court. To date Witman Properties has completed approximately 35 major renovations of 1-4 family homes. In recent years Witman has expanded the size and scope of projects to larger residential and commercial buildings. Recent projects include the aforementioned renovation 'Hampshire Row' in Holyoke, the renovation of the restaurant, bar, and sleeping rooms of the Unicorn Inn in Holyoke and present undertaking of the Historic Hotel Jess renovation in Holyoke. Witman holds an unrestricted Construction Supervisors license and Mass RE Brokers license.

Jacob Hannoush is the managing owner of Cedar Investment Group, LLC and its subsidiaries. He holds a CSL in the state of MA and operates Cedar Construction, LLC. He also holds a MA real estate license. A native of the Greater Springfield area, he takes pride in rehabilitating residential real estate in an effort to improve and maintain the housing stock in the community. In an effort to increase the quality of living for his residents, Jacob renovates properties above and beyond the standard that most landlords have set. Improvements include new heating systems, windows, siding, roofs, kitchens with granite countertops and stainless steel appliances to name a few.

Jacob has acquired, rehabbed, rented, and sold over 200 properties in his career. Project values exceed \$50,000,000 to date and rental units under management exceed 200 doors. Jacob strives for excellence and takes his work and community to heart in all that he does. Born and raised in West Springfield, it is important to him to have access to all of his rental properties within a 20 minute drive from his home.

Notable projects include a 31 unit mixed use property located on 845-855 Main St. & 45-49 Vernon St. in Holyoke, MA. The property consists of 29 residential units and 2 commercial units that have undergone substantial renovations. The project rehabilitation included TPO roof replacement, demolition and construction of multiple 5 story secondary egresses, creating access, paving a 16 car parking lot, and major interior

renovations. In addition to multiple other projects, Jacob has successfully rehabilitated a 6 unit building on 143 Skeele St. in Chicopee, MA. This project, similar to 2612-2616 Main St. Springfield proposal, was demoed down to the studs and had all new mechanicals installed. A few of the other improvements include a new EPDM roof, sprinkler system, new plumbing, new electrical, new kitchens, and new baths. Jacob's philosophy is, "Do it once, and do it right!". Appendix B shows representative photos of some of Cedar Constructions projects.

### **III. Timeline**

Below is a succinct summary of the anticipated milestones surrounding the renovations of 2612-2616 Main St. Dates are contingent upon approval of state and local tax credits which are required before construction can begin. Any delays in these processes would simply push the anticipated dates of project construction and completion into the future.

May-June 2021 - Site plan review and apply for special permitting & submit Preliminary application for HDIP tax Credits. Meet with CPC.

July 2021 - Finalize purchase and sale agreement of 2612 Main St

August 2021 - Finalize CPA funding

September 2021 - Stabilize property with new roof using partial CPA award

August - December 2021 - Pre Development work including drafting architectural plans and submitting applications for Historic Preservation Tax Credits in time for January round of funding. Complete any remaining applications for local TIFF and State HDIP. Preconstruction planning and cost estimating.

January 2022 - April 2022 - Wait for and respond to feedback from CHD on HDIP and Mass Historic on Historic Tax Credits. Complete applications for construction loan. Secure building permit for construction. Reapply for Historic tax credits as necessary.

April 2022 - Begin construction (pending approval of all funding sources) starting with roof, exterior and interior demolition/abatement.

December 2022 - Complete all rough construction including roof, windows, rough framing, electrical, sprinklers and rough heating/and conditioning.

June 2023 - Complete drywall and interior finishes.

July 2023 - Close out permits and get certificate of occupancy

August 2023 - Project complete.

#### IV. Budget

In addition to helping close a general funding gap the CPA funds requested are specifically allocated for the historic preservation of the exterior of the building. Below is a table showing the budget for the entire project. Those costs for which the CPA award is being sought for are highlighted in green. The total exterior costs itemized comes to \$263,000.

Below the project budget is a table showing the anticipated sources of funding for the project in the "Sources and Uses" Table. Total project costs are expected to be \$3,544,303. The projected 'as complete' value of the project is approximately \$1,361,683 and a clearly substantial funding gap exists. However, the combination of all anticipated tax credits shown in the following sources and uses table shoes that the project can be economically feasible.

It appears that it is only with the full contribution of these subsidies that this project can be carried out and for this reason we ask the CPC to fully consider and support this request.

Acquisition & Construction Costs		
Item	Estimate	
	Total	
<b>Property Acquisition</b>		
Building	\$ 10,000	
Closing Costs	\$ 3,500	
<b>SUBTOTAL</b>	<b>\$ 13,500</b>	
<b>Predevelopment &amp; Cleanout</b>		
Preconstruction maintenance and groundskeeping	\$ 3,200	
Environmental Reviews	\$ 3,500	
Site Planning	\$ 4,000	
Drafting and Architectural	\$ 35,000	
Applications for Historic Tax Credits	\$ 15,000	
Application for HDIP tax credits	\$ 15,000	
Appraisal & Cost Certifications	\$ 3,500	
Legal Fees (loan closing costs & title certifications/insurance)	\$ 10,000	
Contingencies 10%	\$ 8,920	10%
<b>SUBTOTAL</b>	<b>\$ 98,120</b>	
<b>Construction</b>		
Permits & Fees	\$ 8,000	
Demolition and Environmental Remediation of interior, oil tank and asbestos throughout	\$ 300,000	
<b>Exterior</b>		

<b>Roof Replacement</b>	<b>\$ 60,000</b>
Install Gutters	\$ 5,000
Repairs to skylight above 2616 Main foyer	\$ 10,000
Install approximately 135 New windows (labor and Materials)	\$ 78,000
Exterior Masonry	\$ 37,000
Repairs and painting of cornice and exterior metal work	\$ 35,000
Historical restoration of awnings over front doors \$9500ea	\$ 19,000
Replace front exterior doors	\$ 7,500
Repairs to front stairs including adding historic handrails and guardrails \$4500 ea	\$ 9,000
Exterior up lighting on building and lighting for parking lot	\$ 17,500
Repairs and painting of rear porches	\$ 22,500
Project budget to create handicapped accessibility to 1 first floor unit	\$ 39,750
<b>Basement</b>	
Cleanup of basement including removing old mechanical equipment.	\$ 12,000
Add footings and repair structural on 2616 Main St side	\$ 8,000
Build egress staircases in and out of the basement.	\$ 6,000
Provide wiring and lighting in basement	\$ 4,500
Insulate between basement and 1st floor	\$ 14,500
<b>Mechanical</b>	
Additional utility hookups for sprinklers including permits & fees	\$ 35,000
Monitored fire Alarm system throughout, (labor and materials)	\$ 25,000
Doorbell/Intercom system for residential units	\$ 12,000
Sprinkler/fire suppression engineering and installation	\$ 112,000
Install rough plumbing for 12 apartments including new water/drain piping	\$ 64,000
Materials for 12 Hot water heaters	\$ 9,600
Materials for tub and shower surrounds (\$750/unit)	\$ 9,000
HVAC Install new high efficiency furnaces and ductwork with heating and air conditioning for 12 Units	\$ 120,000
Electrical work including engineering to replace service, add sub panels to all units, install emergency lighting, rewire kitchens/bathrooms, hallways. (subcontractor labor and materials)	\$ 150,000
Materials - finish electrical/Light fixtures \$900/unit/hallway	\$ 12,600
Miscellaneous HVAC Bathroom/Dryer/Range Hood venting (\$1500/unit Labor and Materials)	\$ 18,000
<b>Interior</b>	
Rough framing to repair fire damage and framing throughout, pad out exterior walls for insulation, fix heavy water damage and make minor adjustments to floor plans. (Labor)	\$ 100,000
Materials and disposal for Rough framing operations	\$ 30,000

Insulation - Blow insulation to fill attic void and spray in closed cell foam insulation on exterior walls.	\$ 58,000	
Install new drywall in all 12 units and hallways (labor and materials)	166,000	
Interior Doors and Trim & window casings (materials)	96,000	
Labor to install interior doors and trim and casings	78,000	
Fire doors, entry and exit into apartments and basement (26)	13,000	
Labor to install unit entry and exit doors	\$ 12,500	
Locks and door hardware (\$100/door)	\$ 2,600	
General repairs to front hallways and foyers including historic conservation of marble wall tile and flooring and repairing balusters, handrails and stair treads.	\$ 32,000	
Interior painting of 12 units, labor and materials (\$4000 unit)	\$ 48,000	
Interior painting of 2 4 story hallways including historic detail \$7,000 ea	\$ 14,000	
Materials Kitchen Cabinets, countertops, sinks and hardware (6250/unit)	\$ 72,500	
Labor to install kitchen cabinets and countertops (\$1500/unit)	\$ 18,000	
Bathroom vanities, fixtures. \$975/unit	\$ 11,700	
Interior flooring, 8.00/sqft allowance labor and materials	\$ 105,600	
Residential Appliances (\$2500/unit)	\$ 27,000	
Site work and Parking Lot Construction - remove and fill oil tank vault, add drainage and repave	\$ 45,000	
20% Construction Contingency	\$ 438,070	
<b>SUBTOTAL</b>	<b>\$ 2,628,420</b>	
<b>Other Costs</b>		
Architecture & Engineering throughout scope of project	\$ 45,000	
Historic and Tax Credit consulting	\$ 25,000	
Developer Fee	\$ 100,000	
Carrying Costs (utilities, insurance, taxes)	\$ 41,335	
Construction Management 15% Construction Costs	\$ 394,263	
Construction Loan Permanent Financing Interest	\$ 105,500	
Construction loan bridge interest	\$ -	
Contingencies 15%	\$ 106,665	15%
<b>SUBTOTAL</b>	<b>\$ 817,763</b>	
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$ 3,544,303</b>	
<b>TOTAL ACQUISITION AND CONSTRUCTION</b>	<b>\$ 3,557,803</b>	

SOURCES AND USES			
Sources and Uses			
<b>Project Cost</b>			<b>\$3,544,303</b>
<b>Estimated "AS Complete Value)</b>			<b>\$1,361,683</b>
<b>Sources</b>			
		Construction Loan 75% as Complete Value	\$1,021,262
		Developer Equity	\$500,000
		Bridge Loan/Recapture of MASS Historic and HDIP (80% guarantee)	\$1,115,179
		75% capture of Federal Tax Credits	\$505,063
		CPA Award	\$250,000
		Remaining debt to fund	\$152,798
		<b>Total Temp. Debt</b>	<b>\$3,544,303</b>
<b>QRE/Q</b>			
<b>PE</b>			
\$3,367,088	20.00	% MA Historic Tax Credit (.92 on \$1)	\$619,544
\$3,367,088	25.00	% MA HDIP Tax Credit (.92 on \$1)	\$774,430
\$3,367,088	20.00	% Federal Historic Tax Credit (taken over 5 years)	\$673,418
		<b>Total Incentives</b>	<b>\$2,067,392</b>
		<b>Total Temp. Debt</b>	<b>\$3,544,303</b>
		<b>Debt after Incentives</b>	<b>\$1,476,911</b>



## **V. Attachments**

- A. Commitment Letters from Revenue Sources
- B. Letter of Support from Springfield Historic Commission
- C. Letter of Support from New North Citizens Council
- D. Maps
- E. Architectural Plans
- F. Photographs
- G. Operating Pro-Forma
- H. Proof of Ownership/Control

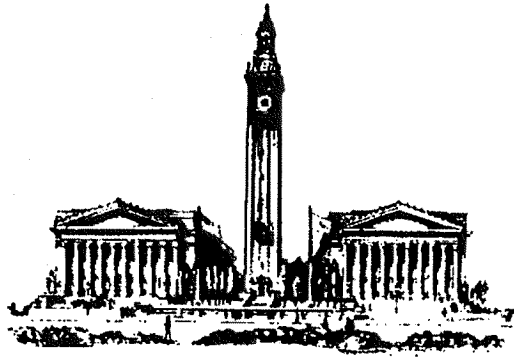
## **Attachment A**

Based on our experience the private banking industry will provide construction and/or financing based on the loan to value ratio of the completed project. Although financing has not yet been applied for this particular project the proposers have collectively secured approximately \$50,000,000 of private financing over the past 3 years.

## **Attachment B**

Attached are letters of support from the Springfield Office of housing. The Springfield Historical Commission will be hearing the developers proposal on April 1st at 5:00 and a letter of support is expected to come forth-with from that organization. Also included is the historic registration of the building.

*Office of Housing*  
1600 East Columbus Avenue  
Springfield, MA 01103  
Phone (413) 787-6500  
Fax (413) 787-6515



THE CITY OF SPRINGFIELD, MASSACHUSETTS

March 31, 2021

Mr. Robert McCarroll, Chair  
Community Preservation Committee  
City of Springfield  
City Hall, 36 Court Street  
Springfield MA 01103

RE: Redevelopment of 2612-2616 Main Street, Springfield

Dear Mr. McCarroll:

I write this letter on behalf of Anthony Witman and Jacob Hannoush to support their application to the City of Springfield's Community Preservation Committee ("CPC") for financial assistance to preserve and redevelop the building at 2612-2616 Main Street.

I believe that their plan for the redevelopment of this building would provide many benefits to City residents and meets the Community Preservation Act criteria for historic housing preservation. Specifically, the project will:

- Preserve 12 rental apartments in the North End of Springfield;
- Utilize historic tax credits to preserve the historic character of these buildings;
- Remove a highly visible, blighted building on Main Street

Funding of the redevelopment of 2612-2616 Main Street will help preserve safe, rental housing in the City of Springfield while also building upon the momentum of ongoing community investment efforts in the North End neighborhood.

Sincerely,

A handwritten signature in dark ink, appearing to read "Geraldine McCafferty".

Geraldine McCafferty, Director  
City of Springfield Office of Housing

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SPR.2582
<b>Historic Name:</b>	Marquise, La
<b>Common Name:</b>	
<b>Address:</b>	2612 Main St
<b>City/Town:</b>	Springfield
<b>Village/Neighborhood:</b>	Memorial Square
<b>Local No:</b>	
<b>Year Constructed:</b>	1907
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Classical Revival
<b>Use(s):</b>	Apartment House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Wall: Brick; Brown Stone



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Thursday, August 27, 2020 at 9:31: PM

**FORM B - BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
294 WASHINGTON STREET, BOSTON, MA 02108

AREA	FORM NO. 2582
------	------------------

*A. mem SQ  
USG SPRING S  
SECT A*



Town Springfield

Address 2612 Main Street

Historic Name La Marquise

Use: Present Apartments

Original same

DESCRIPTION:

Date 1907

Source City Directories

Style early 20th century apartment

Architect Unknown

Exterior wall fabric brick

Outbuildings ----

Major alterations (with dates) ---

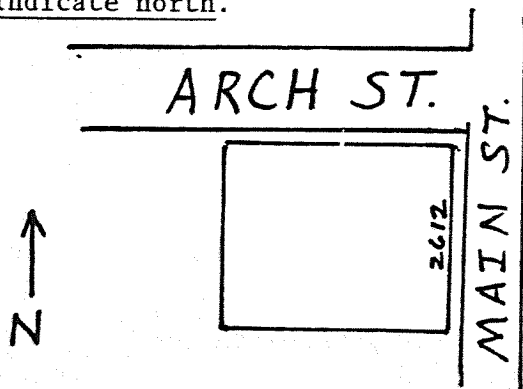
Moved ----- Date ----

Approx. acreage Less than one

Setting Urban

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Recorded by Lee David Hamberg

Organization Springfield Preservation Trust

Date June 1983

(Staple additional sheets here)

**ARCHITECTURAL SIGNIFICANCE** (Describe important architectural features and evaluate in terms of other buildings within the community.)

La Marquise is an early twentieth century apartment block which makes use of cream colored brick and brownstone trim in a manner typical with the period. Its bold bowed bays and corner bay are very similar to those on the Verona, a 1907 apartment block on Dwight Street. The arched windows on the fourth floor are an interesting difference from the normal rectangular windows.

**HISTORICAL SIGNIFICANCE** (Explain the role owners played in local or state history and how the building relates to the development of the community.)

La Marquise was built in 1907 at a cost of \$35,000 by Louis Ducharme, a Springfield carpenter and real estate dealer of the period. He was also responsible for the apartment block at 2702 Main Street.

This apartment block is representative of the northerly development from the City's downtown area.

**BIBLIOGRAPHY and/or REFERENCES** (name of publication, author, date and publisher)

- 1899 Map of Springfield
- 1910 Map of Springfield
- 1905-09 City Directories of Springfield
- Springfield Daily Republican, December 27, 1907, p. 6(?)

**Attachment C: Letter of Support from Neighborhood Council**

Attached is a letter of support from the New North Citizens Council.





## New North Citizens' Council, Inc.

2455 Main Street • Springfield, Massachusetts 01107-1907  
413-747-0090 • 413-746-4885 • Fax 413-737-2321

December 16, 2020

Tina Quagliato-Sullivan  
Director of Disaster Recovery & Compliance  
1600 E. Columbus Avenue, 2<sup>nd</sup> Floor  
Springfield, MA 01103

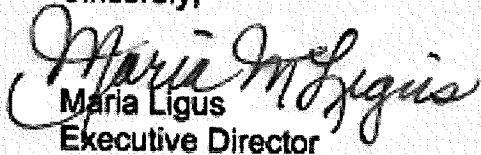
Dear Mrs. Quagliata-Sullivan

First and foremost, we hope that you and your family are doing well. On Wednesday, December 16<sup>th</sup>, we met virtually with Witman and Cedar Properties owners and with our NNCC Neighborhood Committee. They loved the presentation and were very impressed with the owners. They voted to recommend them to the City as the developers for 2612-2616 Main Street. All that the Neighborhood Committee wants is to be included and part of the process and for them to be open in communication with the committee.

It is with great joy in our hearts that we recommend Witman and Cedar Properties be given preferred status on the development of 2612 and 2616 properties which has been longtime coming. We would be eager to work with them to get this project started and completed.

We would like to thank Mr. Sheehan for having the owners of Witman and Cedar come before our Neighborhood Committee seeking our feedback.

Sincerely,

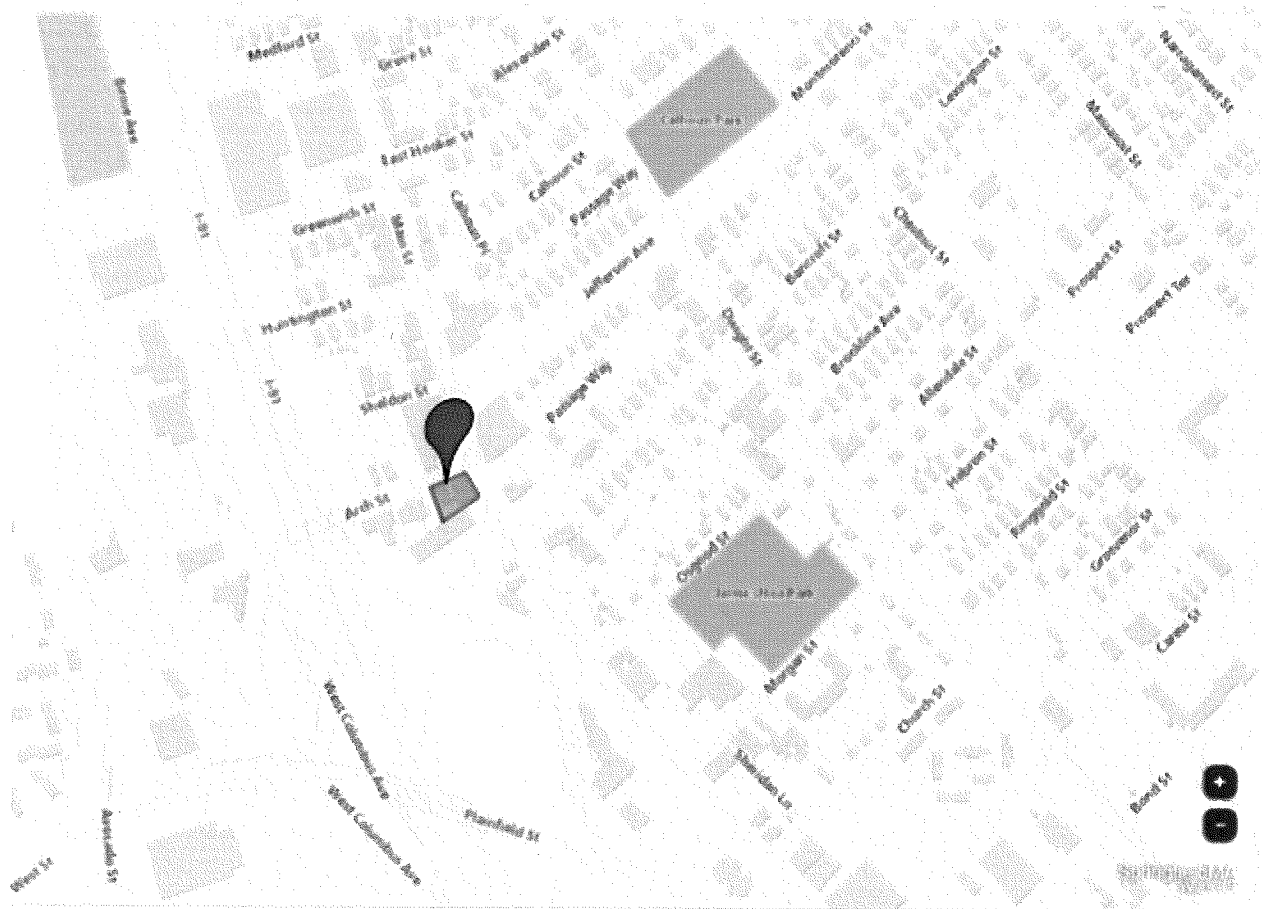
  
Maria Ligus  
Executive Director

## Attachment D: Location of Property

2612-2616 Main St is located on the highly visible corner of Main and Arch Streets. Below is a screenshot of the Springfield GIS showing the parcel location on the city wide map. Following that is closeup of the parcel showing the neighboring lots and intersections.



## Detail of location of 2612-2616 Main Street



## Attachment E

The project consists of restoring the existing building, in spite of architectural plans and elevations that are not yet available the property photos provide a good representation of the building. As the project progresses more detailed architectural drawings will be drafted. Below is a photo of the property from the Mass Historical Register and attached is a copy of a preliminary site plan showing the location of off-street parking.





## Attachment F - Photographs

### Exterior photos of 2612-2616 Main St

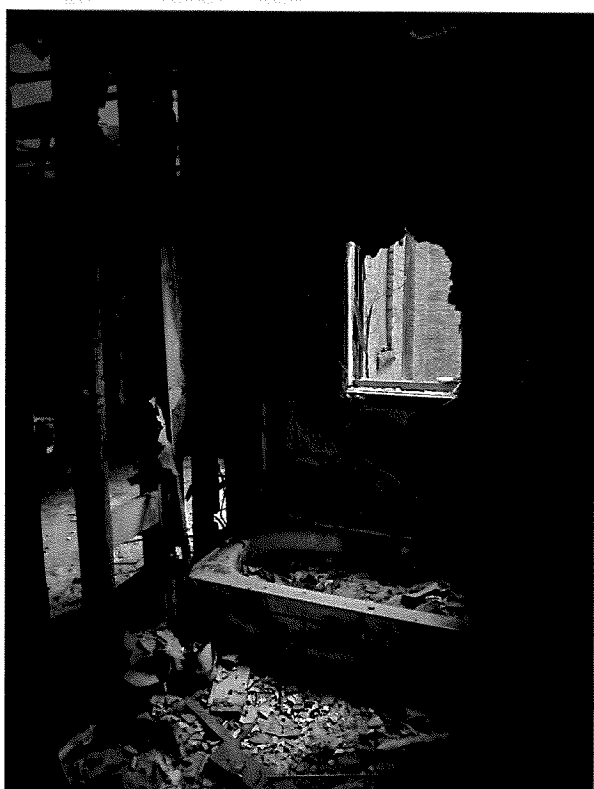
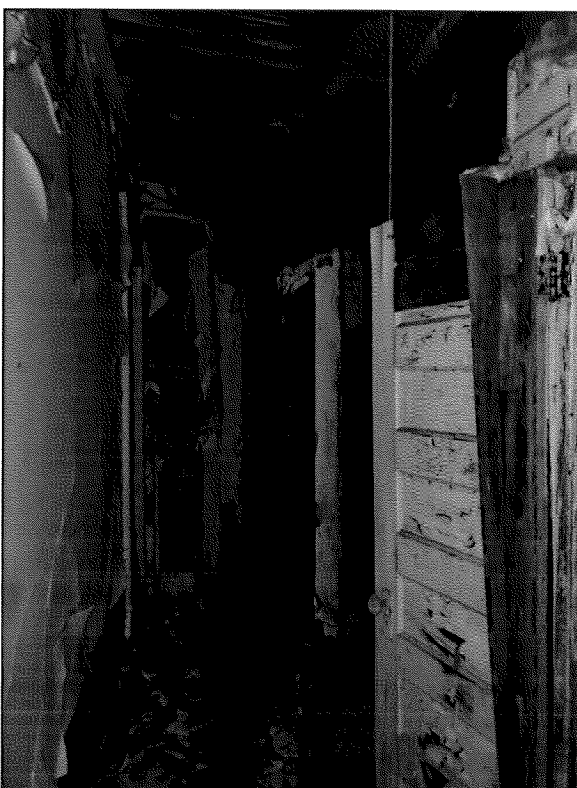




**Representative Photos of existing conditions at 2612-2616 Main St**



**Representative Photos of existing conditions at 2612-2616 Main St**





**Representative Photos of existing conditions at 2612-2616 Main St**



## Attachment G - Operating Pro-forma

Take from RFP

The Pro Forma is presented in the sections below with the first showing how the rental income from the project is estimated and projected over time and then how the expenses are estimated and projected over time. Lastly

### Income

The 2612-2616 Main St units are projected as moderate income 2br and 3-bedroom units. Below is a projection of residential rental income and then projected revenue over time with projected inflation and vacancy. Attached are additional tables projecting to 20 years.

Apartment	Size (SF)		Adjusted	Yearly
2612 1R	1,100		\$ 1,350	\$ 16,200
2612 1L	1,100		\$ 1,350	16,200
2612 2R	1,100		\$ 1,325	15,900
2612 2L	1,100		\$ 1,325	15,900
2612 3R	1,100		\$ 1,300	15,600
2612 3L	1,100		\$ 1,300	15,600
2612 4R	1,100		\$ 1,300	15,600
2612 4L	1,100		\$ 1,300	15,600
2616 1	1,250		\$ 1,450	17,400
2616 2	1,250		\$ 1,425	17,100
2616 3	1,250		\$ 1,425	17,100
2416 4	1,250		\$ 1,425	17,100
-				-
<b>Total</b>	<b>13,800 SF</b>		<b>\$ 16,275</b>	<b>\$ 195,300</b>

### Total Revenue Over Time

Source	1	2	3	4	5	6	7	8	9	10
Gross Rent Potential	195,300	200,183	205,187	210,317	215,575	220,964	226,488	232,150	237,954	243,903
Rental Income after Vacancy	185,535	190,173	194,928	199,801	204,796	209,916	215,164	220,543	226,056	231,708
Lease Increase/Yr	2.5%									
Year 1 Vacancy Rate	5%									
Ongoing Vacancy Rate	5.0%									

## Expenses

Below is a table showing the projected steady state expenses, projecting for 10 years including management and maintenance with 6% management fee and 2% increase in expenses each year. 20 Year projections are attached.

Yearly Full Occupancy Expenses	
Repairs, Maintenance and Utilities	
Advertising	\$ 500
Cleaning	\$ 3,600
Insurance	\$ 12,000
Legal	\$ 1,500
Pest Control (included in maintenance)	\$ 1,440
HVAC	\$ 2,880
Fire Protection	\$ 2,000
Groundskeeping - lawn & snow	\$3,600
Other - Maintenance Alloc. 5%	\$ 9,765
Security	\$ 2,400
Utilities	
Gas/Electric on vacant units	\$ 1,200
Internet	\$ 2,400
Electric - common residential units	\$ 3,600
Water & Sewer - residential units	\$ 12,240
Trash Removal - residential units	\$ 3,300
<b>Total</b>	<b>62,425</b>

## Estimated Yearly Expenses

	0	1	2	3	4	5	6	7	8	9	10
Maintenance	34,835	62,425	63,674	64,947	66,246	67,571	68,922	70,301	71,707	73,141	74,604
Management		11,132	11,410	11,696	11,988	12,288	12,595	12,910	13,233	13,563	13,902
Residential Taxes	6,500	21,298	21,937	22,596	23,273	23,972	24,691	25,432	26,194	26,980	27,790
<b>Total Expenses</b>	<b>41,335</b>	<b>94,856</b>	<b>97,021</b>	<b>99,238</b>	<b>101,507</b>	<b>103,830</b>	<b>106,208</b>	<b>108,642</b>	<b>111,134</b>	<b>113,684</b>	<b>116,296</b>

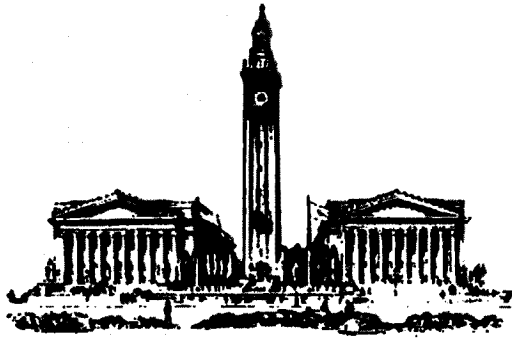
## Financial Projections with TIFF

YEAR	1	2	3	4	5	6	7	8	9	10
Cash Return										

Gross Operating Income	185,535	190,173	194,928	199,801	204,796	209,916	215,164	220,543	226,056	231,708
Less Operating Expenses	94,856	97,021	99,238	101,507	103,830	106,208	108,642	111,134	113,684	116,296
Tax Incentives	(21,298)	(19,744)	(18,076)	(16,291)	(14,383)	(12,345)	(10,173)	(7,858)	(5,396)	(2,779)
<b>Net Operating Income</b>	<b>111,978</b>	<b>112,896</b>	<b>113,766</b>	<b>114,585</b>	<b>115,349</b>	<b>116,053</b>	<b>116,694</b>	<b>117,267</b>	<b>117,768</b>	<b>118,191</b>
Less Replacement Reserve	5,566	5,705	5,848	5,994	6,144	6,297	6,455	6,616	6,782	6,951
Less Debt Service	98,510	98,510	98,510	98,510	98,510	98,510	98,510	98,510	98,510	98,510
<b>Gross Spendable</b>	<b>7,902</b>	<b>8,681</b>	<b>9,408</b>	<b>10,081</b>	<b>10,695</b>	<b>11,246</b>	<b>11,730</b>	<b>12,141</b>	<b>12,476</b>	<b>12,730</b>
Less Income Tax	0	0	0	0	0	0	0	0	0	0
<b>Net Spendable (Profit/Yr)</b>	<b>7,902</b>	<b>8,681</b>	<b>9,408</b>	<b>10,081</b>	<b>10,695</b>	<b>11,246</b>	<b>11,730</b>	<b>12,141</b>	<b>12,476</b>	<b>12,730</b>
<i>Debt Service Coverage</i>	<i>1.14</i>	<i>1.15</i>	<i>1.15</i>	<i>1.16</i>	<i>1.17</i>	<i>1.18</i>	<i>1.18</i>	<i>1.19</i>	<i>1.20</i>	<i>1.20</i>

## **Appendix H. Proof of Ownership/Control of Property**

Attached is a letter from the City of Springfield designating Anthony Witman and Jacob Hannoush as the preferred developers.



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

January 22, 2021

Anthony Witman & Jacob Hannoush  
121 Main Street  
Holyoke, MA 01040

**Re: Redevelopment of 2612-2616 Main Street**

Dear Mr. Witman & Mr. Hannoush,

The City of Springfield through its' RFP Review Committee has recommended to Mayor Sarno to designate you Preferred Developer status for the property located at 2612-2616 Main Street included in RFP Bid #SPG-21-047.

Your designation as Preferred Developer will expire on July 31, 2021.

The RFP Review Committee has determined that prior to the expiration of Preferred Developer designation the developer shall complete and/or make note of the following:

1. In accordance with City of Springfield Zoning Ordinance, Section 10.1.41.B, the developer is required to obtain a special permit. Please contact Phil Dromey, Deputy Director of the Planning Department at 413-787-6021 to begin this process.
2. The submitted proposal indicated that the financing plan for the project includes a TIF. Please contact Brian Connors, Deputy Director of the Office of Planning and Economic Development at 413-787-6020 to begin this process.

My office looks forward to working with you to move this project forward. Thank you.

Sincerely,

  
Timothy Sheehan  
Chief Development Officer

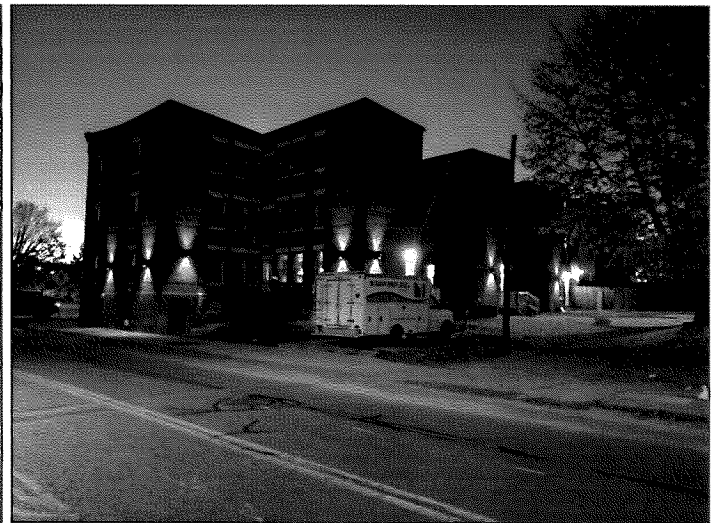
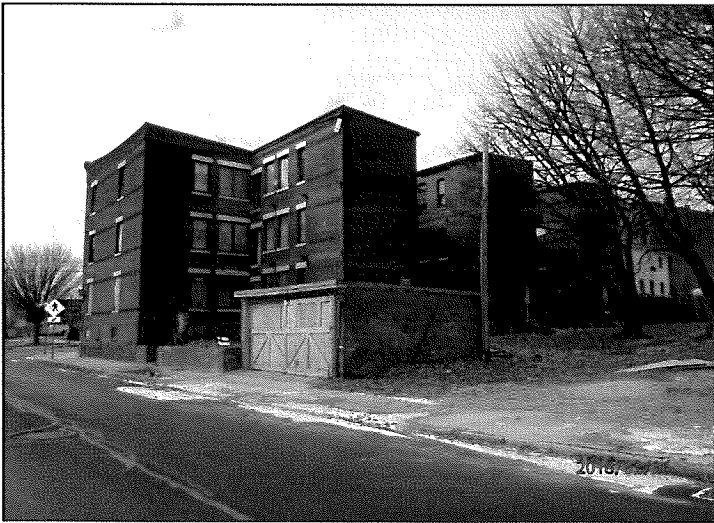
Cc: Lauren Stabilo, Chief Procurement Officer

## Appendix A - Photos of Hampshire Row



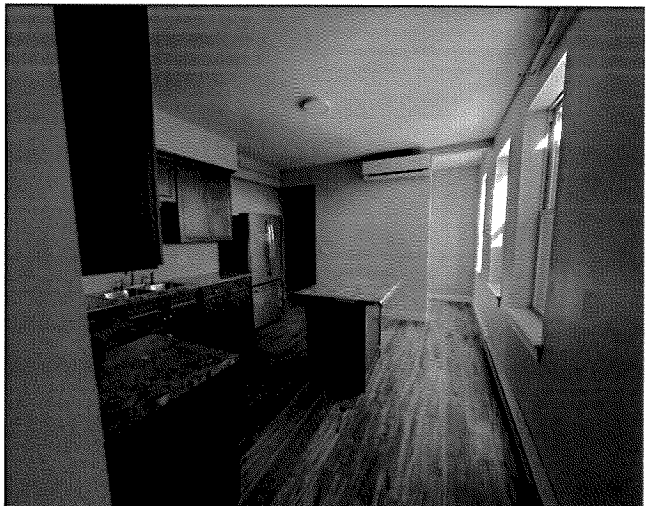
### Hampshire Row

5-7-9 Hampshire St, Holyoke MA





## Representative Before and After Photos of Hampshire Row, Holyoke





## Representative Before and After Photos of Hampshire Row, Holyoke



**Representative Before and After Photos of Hampshire Row, Holyoke**



## Appendix B - Photos of Cedar Construction Projects

**845-855 Main St. & 45-49 Vernon St. Holyoke, MA - Exterior Photos of the completed Springdale Garden apartments including new porches, paved parking areas and exterior lighting. Total Project Value of approximately \$1.8M.**





**143 Skeele St. Chicopee, MA - Before, during and after photos showing the gut renovations of 143 Skeele St in Chicopee. Total Project value of approximately \$650,000.**

